



South Cooper Mountain Concept & Community Plans

Citizen's Advisory Committee Meeting #3: Meeting Notes

Date: 9/26/2013

Time: 9:30 to 11:30 a.m.

Location: First Floor Conference Room
Beaverton City Hall
4755 SW Griffith Drive
Beaverton, OR 97005

Attendees: See attached.

Staff: Steve Regner, Jason Turinsky, Valerie Sutton

Consultants: Joe Dills, Becky Hewitt, Ken Pirie, Kalin Schmoldt, Carl Springer

Presentations

Project Updates

Valerie Sutton presented a revised timeline, noting the time for the planning phase has been extended to the end of December 2014 to better align with the Metro CET grant and the milestones of the CET grant process.

A second timeline was prepared in response to questions received about when development might occur in the South Cooper Mountain Annexation Area (SCMAA). The potential development review process timeline has no specific years associated with it, but is intended to generally illustrate the City's complete development review process by monthly time estimates. Please note that the 2-year generic timeline from Pre-application through the Building Plan Review Process is correct, and it is not a 1-year timeline as stated at the meeting.

There are many unknowns and things outside the City's control which make it difficult for the City to predict when development in the SCMAA will begin. For example, pending court decisions on Urban and Rural Reserves and the 2011 UGB expansion could impact authorization of urban development in the SCMAA. However, the City is committed to completing the planning study within the timeframe shown on the revised workplan/timeline.

Valerie provided an overview of the correspondence from the attorney for the Crescent Grove Cemetery Association (CGCA) and the response to the correspondence provided by Steven Sparks. The time is not right to be assigning zoning to properties in the planning area and the current role of the advisory committees is to advise on the presented scenarios. Zoning determinations for specific properties in the SCMAA will ultimately be made by the City Council. Valerie explained that both the 15-acre CGCA parcel and the adjoining 30-acre Ward parcel have been shown as a planned high school

For additional information, visit the project website at www.BeavertonOregon.gov/SouthCooperPlan or contact Valerie Sutton, City of Beaverton Senior Planner, at vsutton@beavertonoregon.gov or 503.526.2496.



site throughout the planning process, and on all iterations of the scenarios. This is consistent with the Beaverton School District Facility Plan (2010), which was adopted into the City's Comprehensive Plan, and with the definition of "Owner" in Chapter 90 of the City Development Code, as stated in the September 18, 2013 email communication to the CAC from Steven Sparks, Planning Manager. She also noted that the City does not have a special zone for schools, but they are allowed outright as permitted uses in the General Commercial zone, and as conditional uses in residential zones.

Dick Steinbrugge with the Beaverton School District was in attendance to answer questions regarding the school sites. He informed the group that the District and the Wards had settled the eminent domain case on the 30-acre property lying just west of the 15-acres owned by CGCA. Dick responded to a question about whether any sites other than the 15-acre CGCA parcel were under consideration stating that the District is not looking at any other properties for the future high school. He also responded to a question about funding for new elementary schools, stating none is currently available, but would likely be included in a future bond measure.

Overview of Scenarios

Joe provided an overview of the three (3) scenarios for the planning area. Joe explained the characteristics of each development type and the transportation framework of each scenario. The slides from the presentation are available on the project website.

Group Discussion of Pros, Cons, and Recommended Changes

Moderator: Kim Overhage, Acting Chair

Pros and Cons

Pros:

Common to all scenarios

- Like having the density transition from high in the south to lower in the north [reiterated by 1 other]
- Like having retail along arterials or collectors, especially if on-street parking will be allowed
- Like having the east-west collector road

Scenario 1

- Least cost for transportation improvements and least impacts on existing owners
- The most financially feasible for transportation improvements
- Simplicity of the transportation network [reiterated by 2 others]
- Least objectionable to North Cooper Mountain residents



- Better matches established large lots in North Cooper Mountain
- Best density transitions from north to south
- Least impact on natural resources
- Good protection for the creeks
- Good trail network without overdoing it
- Preferred for multiple reasons [reiterated by 1 other]

Scenario 2

- Provides a connection to 185th
- Like having the higher density in Hilltop & Grabhorn
- Uses sewer feasibility to guide where growth potential in North Cooper Mountain should go
- Best protection for the creeks [reiterated by 1 other]

Scenario 3

- Provides a connection to 185th
- Like having the higher density in Hilltop & Grabhorn
- Grabhorn/Tile Flat connection is less impactful while adding capacity
- Prefer this alignment of the 175th to 185th connection (avoids the member's property)

Cons:

Common to all scenarios

- Elementary schools are unfunded – keep school and park locations general and advisory as opposed to site specific
- Property impacts of 175th realignment – may be avoidable if stay closer to or within existing right-of-way
- Amount of commercial is too small – should be much more – needs to be updated
- Need an east-west arterial connection from 175th/Roy Rogers to Tile Flat/Grabhorn – proposed improvements don't go far enough
- Look for efficiencies with parks & wetlands/open space – maximize development potential



- Suggest trail on east side of stream corridor east of 175th
- Missed opportunity for higher density at the NW end of SCMAA near intersection of Tile Flat & new east-west collector
- High school at intersection of two arterials will cause a bottleneck from the school speed zone
- Vegetated areas appear misleadingly large – make sure scale is representative
- High school site shown is larger than needed – school should have to do high density like the rest of the area
- East side of 175th in SCMAA is not suitable for single-family residential due to traffic – better suited for apartments & commercial
- Can't tell how they relate to River Terrace plans
- All options for 175th need work – need regional transportation connections/solutions

Scenario 1

- Very low density in NCM doesn't make efficient use of land
- 175th realignment impacts home on 175th
- 4-acre commercial areas are too small to succeed

Scenario 2

- Hilltop density may not support its own commercial node
- Higher density in NCM doesn't make sense in an already developed area
- Objections from North Cooper Mountain residents to the density could delay the process, impacting development in the SCMAA
- Adds a "T" intersection with new western arterial & Scholls Ferry, which causes traffic issues
- Too much density away from employment centers will cause more traffic
- 175th realignment impacts home on 175th

Scenario 3

- Most expensive road network
- Hilltop density may not support its own commercial node



- The retail areas shown to be on a local cross-street, especially the side next to the stream/wetland will be the weak links and may not succeed – better to stick with a corridor
- Higher density in NCM doesn't make sense in an already developed area
- Objections from North Cooper Mountain residents to the density could delay the process, impacting development in the SCMAA
- Too much density away from employment centers will cause more traffic
- Question the feasibility of development in the "fingers" in the Creeks area
- Makes the existing "T" intersection of Tile Flat & Scholls Ferry, which causes traffic issues
- Adds a "T" intersection with new north-south collector & Scholls Ferry, which causes traffic issues
- Most impact to natural areas, less creeks protection
- Redundant trails on both sides of creek – minimize trail impacts by just having it on one side

CAC Recommendation – Direction to the Scenario Evaluation

The CAC agreed to forward all of the TAC's recommended changes, which include the following:

1. Correct road through park (Scenario 3)
2. All scenarios should have an elementary school within the Beaverton School District boundary (correct Scenario 2)
3. Weir Road trail (remove switchback)
4. Break storm water ponds that straddle the urban growth boundary
5. Provide additional habitat connections (on the Natural Resource Protection and Enhancement Priorities Map, per notes from the topic table)

The TAC recommends to the CAC that the three scenarios presented be forwarded into the evaluation process with the recommended changes listed above.

The CAC also identified the following direction for the evaluation:

6. Study additional options for 175th Avenue, closer to the existing alignment
7. Update commercial need estimates and address whether more is needed



8. Evaluate feasibility of a 175th to Grabhorn/209th or Roy Rogers to Tile Flat (staying within UGB and Urban Reserve) arterial connection
9. More density on east side of 175th in SCMAA (move from elsewhere in SCMAA)
10. More density at intersection of Tile Flat & new east-west collector (move from elsewhere in SCMAA)
11. Add note to all illustrations that park & school locations are illustrative only
12. Make sure that extent of natural areas is to scale and accurate on all illustrations
13. Verify that the high school site is fixed in size and location

The CAC recommends by consensus that the three scenarios presented be forwarded into the evaluation process with the recommended direction listed above.



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CITIZENS ADVISORY COMMITTEE

Sign-In Sheet – September 26, 2013 Meeting

Name	Representing	Email	Signature
Mimi Doukas	Beaverton Planning Commission	mimi@stonebridgehomesnw.com	
Kim Overhage	Beaverton Planning Commission	kimoverhage@gmail.com	
David Harrison	Beaverton Committee for Citizen Involvement (BCCI)	davidh@wscinsurance.com	
Alton Harvey	Neighbors Southwest Neighborhood Association Committee (NAC)	cooterdragger@aol.com	
Liles Garcia	Washington County Planning Commission/CPO 6	landn2@frontier.com	
Ed Bartholemy	SCM annexation area property owner	ed@bartholemy.biz	
Matt Wellner	Metropolitan Land Group – SCM Annexation Area property owner	Matt.wellner@metlandgroup.com	
Ed Chadwick	Bierly Family properties - SCM Annexation Area	chadco@chadcorealestate.com	
David Dunahugh	Crescent Grove Cemetery Assoc.-SCM Annexation Area property owner	Dunahugh@hotmail.com	
Dan Grimberg (alt.)	Arbor Homes	dgrimberg@arborhomes.com	
Ron Dyches	Dyches Family LLC – SCM Annexation Area property owner	ron@orthomedinc.com	
John Cooper	Urban Reserve Area property owner	jacooper@cooperenvironmental.com	
Tory Garcia	Urban Reserve Area property owner	torygarcia@gmail.com	
Martin Moore	Urban Reserve Area property owner	clayhilllodge@gmail.com	
Kathy Cobb	Urban Reserve Area property owner	k.cobbcotton@gmail.com	
Barbara Gross	Cooper Mountain Winery – No. Cooper Mtn. & SCM Annexation	bgross@coopermountainwine.com	



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	Area property owner		
Lori Smith	N. Cooper Mountain	lorihs@frontier.com	<i>Chris Hargard</i>
Boyce Smith (alt.)	Property owners	boyce.smith@frontier.com	
Brian Wegener	Tualatin Riverkeepers	brian@tualatinriverkeepers.org	<i>Brian Wegener</i>
Ramsey Weit	Community Housing Fund	polwonks@comcast.net	<i>Justin Wood</i>
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